



1416 Memorial Dr NW

1416 Memorial Drive Calgary Alberta

\$799,900

With stunning west-end downtown views and tucked away on a quiet pocket just off Memorial Drive, this home offers the perfect inner-city urban retreat. Located in a true walker's paradise, you're just around the corner from some of Kensington's best dining, cafes, and social venues, while the Bow River pathway system sits less than 100 metres from your front door--ideal for morning runs, bike rides, or evening strolls. Commuting couldn't be easier. Walk just 500 metres to 10th Street if you work downtown, or access major transit routes only two minutes away, making car-free living a realistic and appealing option. This beautifully refreshed 1912 character home blends timeless charm with modern upgrades. Freshly painted and fully renovated inside, the exterior retains its classic character while the interior shows like new. Features include luxury plank vinyl flooring, high-gloss white kitchen cabinetry, quartz countertops, and a full stainless steel appliance package. The main floor offers flexible living with a bedroom that easily doubles as a home office or bonus room, while the upper level features two additional bedrooms and a cozy bonus living area. Thoughtfully designed built-in shelving throughout provides excellent storage and adds to the home's unique personality. Large windows fill the home with natural light, creating bright and welcoming living spaces. The fully renovated bathroom features a stylish dual-sink vanity, while the front bedroom impresses with soaring vaulted ceilings and a whimsical ladder-access loft, perfect as a play space, reading nook, or creative bunk-bed setup. A truly one-of-a-kind home combining character, thoughtful updates, and an unbeatable Kensington location. (id:6769)

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- Primary Bedroom 15.58 Ft x 14.42 Ft
- Family room 8.25 Ft x 7.92 Ft
- Bedroom 13.58 Ft x 13.08 Ft
- Other 7.67 Ft x 5.50 Ft
- Bonus Room 12.75 Ft x 10.08 Ft
- Loft 13.42 Ft x 5.42 Ft
- Kitchen 12.08 Ft x 9.67 Ft

- Dining room 10.83 Ft x 7.83 Ft
- 3pc Bathroom 7.42 Ft x 5.42 Ft
- Foyer 8.58 Ft x 7.58 Ft
- Other 3.58 Ft x 3.17 Ft
- Laundry room 4.00 Ft x 3.33 Ft
- 5pc Bathroom 10.42 Ft x 7.92 Ft
- Bedroom 14.42 Ft x 9.50 Ft

